

1 ARIEL E. STERN, ESQ.  
2 Nevada Bar No. 8276  
3 CHRISTINE M. PARVAN, ESQ.  
4 Nevada Bar No. 10711  
5 Akerman Senterfitt LLP  
6 1160 Town Center Drive, Suite 330  
7 Las Vegas, Nevada 89144  
8 Telephone: (702) 634-5000  
9 Facsimile: (702) 380-8572  
10 Email: ariel.stern@akerman.com  
11 Email: christine.parvan@akerman.com

12 *Attorneys for Defendants*  
13 *Bank of America, N.A., successor by merger to BAC*  
14 *Home Loans Servicing, LP, MERSCORP, Inc.,*  
15 *Mortgage Electronic Registration Systems, Inc.,*  
16 *Federal National Mortgage Association, and*  
17 *ReconTrust Company, N.A.*

18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**UNITED STATES DISTRICT COURT**  
**DISTRICT OF NEVADA**

14 MONICA LEE, an individual,  
15 Plaintiff,

16 vs.

17 BAC HOME LOANS SERVICING, LP;  
18 MERSCORP, INC., a Virginia corporation;  
19 MORTGAGE ELECTRONIC REGISTRATION  
20 SYSTEMS, INC., a subsidiary of MERSCORP,  
21 Inc., a Delaware corporation; FEDERAL  
22 NATIONAL MORTGAGE ASSOCIATION;  
23 RECONTRUST COMPANY; AND DOES  
24 individuals 1 to 100, inclusive; and ROES  
25 Corporations 1 to 30, inclusive; and all other  
persons or entities unknown claiming any right,  
title, estate, lien, or interest in the real property  
described in the Complaint adverse to Plaintiff's  
ownership, or any cloud upon Plaintiff's title  
thereto,

Defendants.

Case No.: 2:11-cv-01473-GMN-CWH

**AMENDED ORDER CANCELING LIS PENDENS**

On January 5, 2012 this Court issued an Order [Dkt. 23] granting defendants' Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP (**BANA**), MERSCORP, Inc. (**MERSCORP**), Mortgage Electronic Registration Systems, Inc. (**MERS**), Federal National

1 Mortgage Association (**FNMA**), and ReconTrust Company, N.A. (**ReconTrust**, and together with  
2 BANA, MERSCORP, MERS and FNMA, **defendants**) Motion to Dismiss [Dkt. 17].

3 Defendants request that the lis pendens currently recorded against the subject property by  
4 plaintiff Monica Lee (**plaintiff**) be canceled.

5 The Court finds that plaintiff recorded two separate notices of lis pendens affecting real  
6 property. Plaintiff recorded the first notice of lis pendens on August 31, 2011 as Instrument No.  
7 201108310001762 in the real property records maintained by the Clark County Recorder.. Plaintiff  
8 recorded the second notice of lis pendens on November 14, 2011 as Instrument No.  
9 201111140000650. Copies of the Lis Pendens are attached hereto as Exhibits A and B, respectively,  
10 and fully incorporated by reference.

11 UPON CONSIDERATION of defendants' request to cancel the two referenced Lis Pendens,  
12 the Court grants defendants' requested relief and rules as follows:

13 Both of the lis pendens recorded by plaintiff as Instrument Nos. 201108310001762 and  
14 201111140000650 are hereby cancelled, released and expunged.

15 This Order has the same effect as an expungement of both of the lis pendens filed as  
16 Instrument Nos. 201108310001762 and 201111140000650, respectively.

17     ///

18     ///

19     ///

20     ///

21     ///

22     ///

23     ///

24     ///

25     ///

26     ///

27     ///

28     ///

Defendants shall record a properly certified copy of this cancellation order in the real property records of Clark County, Nevada within ten (10) days of the date of this Order's issue.

**DATED** this 19th day of January, 2012.

Gloria M. Navarro  
United States District Judge

**AKERMAN SENTERFITT LLP**

/s/ Christine M. Parvan  
ARIEL E. STERN, ESQ.  
Nevada Bar No. 8276  
CHRISTINE M. PARVAN, ESQ.  
Nevada Bar No. 10711  
1160 Town Center Drive, Suite 330  
Las Vegas, Nevada 89144

*Attorneys for Defendants  
Bank of America, N.A., successor by merger  
to BAC Home Loans Servicing, LP, MERSCORP  
Inc., Mortgage Electronic Registration Systems, Inc.,  
Federal National Mortgage Association,  
and ReconTrust Company, N.A.*

AKERMAN SENIERFITT LLP

1160 TOWN CENTER DRIVE, SUITE 330  
LAS VEGAS, NEVADA 89144  
TEL: (702) 634-5000 - FAX: (702) 380-8572

# Exhibit A

# Exhibit A

Fees: \$16.00  
N/C Fee: \$0.00  
08/31/2011 09:47:38 AM  
Receipt #: 898769

Requestor:  
JUNES LEGAL SERVICES  
Recorded By: EAH Pgs: 3  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

## RECORDING COVER PAGE

Must be typed or printed clearly in black ink only.

**APN#** 176-20-110-158

11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>

(3)

### TITLE OF DOCUMENT (DO NOT Abbreviate)

Notice of Lis Pendens Affecting Real Property

---

---

**Title of the Document on cover page must be EXACTLY as it appears on the first page of the document to be recorded.**

### Recording requested by:

Name Monica Lee

---

### Return to:

Name Monica Lee

---

Address 5402 Night Swim Lane

---

City/State/Zip Las Vegas, NV 89134

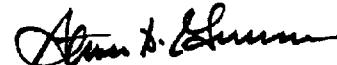
---

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.

P:\Recorder\Forms 12\_2010



CLERK OF THE COURT

RECORDING REQUESTED BY: Plaintiff: Monica Lee  
1 AND WHEN RECORDED MAIL TO:

**LISP**

Monica Lee (in pro se)  
3  
5402 Night Swim Ln  
4 Las Vegas NV 89113  
702-338-1902  
5 Antony706@hotmail.com

6 SPACE ABOVE THIS LINE FOR RECORDER'S USE

7  
**DISTRICT COURT**  
8  
**CLARK COUNTY, NEVADA**

9 MONICA LEE, an individual,  
10 Plaintiff(s)  
11 vs.  
12 BAC HOME LOANS SERVICING, LP;  
13 MERSCORP, INC., a Virginia Corporation,  
14 MORTGAGE ELECTRONIC REGISTRATION  
15 SYSTEMS, INC. a subsidiary of MERSCORP,  
16 Inc., a Delaware corporation; FEDERAL  
17 NATIONAL MORTGAGE ASSOCIATION;  
18 RECONTRUST COMPANY; AND DOES  
19 individuals 1 to 100, Inclusive; and ROES  
Corporations 1 to 30, Inclusive; and all other  
persons and entities unknown claiming any right,  
title, estate, lien or interest in the real property  
described in the Complaint adverse to Plaintiff's  
ownership, or any cloud upon Plaintiff's title  
thereto,

20 Defendants.

} CASE NO.: A-11-647394-C} DEPARTMENT: V11**NOTICE OF LIS PENDENS****AFFECTING REAL PROPERTY**

NOTICE: THIS LIS PENDENS IS EFFECTIVE UPON  
SERVICE OF THE PARTY REQUESTING SAME  
WHEN ISSUED AND AGAINST THE OTHER PARTY  
WHEN SERVED, AND SHALL REMAIN IN EFFECT  
FROM THE TIME OF ITS ISSUANCE UNTIL TRIAL  
OR UNTIL DISSOLVED OR MODIFIED BY THE  
COURT. DISOBEDIENCE OF THIS LIS PENDENS IS  
PUNISHABLE BY CONTEMPT

**23 TO: ALL INTERESTED PARTIES**

24 NOTICE IS HEREBY GIVEN pursuant to NRS Chapter 14, NRS 125.220, and NRS Chapter  
25 608, that there is currently pending in the Judicial District Court.  
26 The action which affects the Title to a specific parcel of real property and the right to lawful  
possession of the same, the property location is:

27 9168 Wine Cellar Avenue, Las Vegas NV 89148

28 NOTICE OF PENDENCY OF ACTION

1 And of which the legal description is as follows: APN# 176-20-110-158  
 2

3 WINERIDGE EST PHASE 1 LOT 158, Plat Book 118, Page 25, Block X and by  
 4 Certificate of record on 9/09/2005 in Book 20050908 as Inst. No. 04369  
 all in the office of the County Recorder for Clark County, NEVADA.

5 and which is identified in the complaint of this action.

6 The property affected by the action is located in the County of Clark, Nevada. The natures  
 7 of the claims are:

- 8 1. Violations of Unfair Lending Practices-NRS 598(D)
2. Deceptive Trade Practices
3. Conversion
4. Conspiracy to Conversion Related to MERS System
5. Inspection and Accounting
6. Unjust Enrichment
7. Breach of Good Faith and Fair Dealing
8. Injunctive Relief
9. Declaratory Relief
10. Violations of the Fair Housing Act 42 U.S.C. §3601 *et seq.*
11. Forceable Entry
12. Forceable Detainer
13. Wrongful Ejection
14. Wrongful Occupancy To Land
15. Trespass

16 NOTICE IS FURTHER GIVEN that YOU ARE HEREBY PROHIBITED AND  
 15 RESTRAINED FROM; transferring, encumbering, selling or otherwise disposing of any  
 portion of said real property without the written permission of the court.

17 DATED this 22 day of August, 2011.

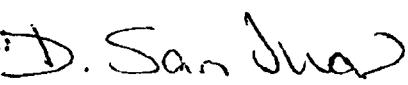
19 Plaintiff Signature(s):

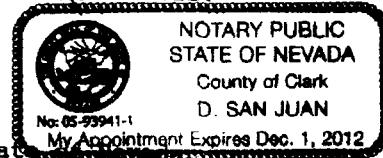
20 

21 Monica Lee (in pro se)  
 22 5402 Night Swim Ln  
 23 Las Vegas NV 89113  
 702-338-1902  
 Antony706@hotmail.com

24 ACKNOWLEDGEMENT

25 Subscribed and sworn to before me this 22 day of August 2011.

26 Signed:  Seal:



27 NOTARY PUBLIC in and for the County of Clark, State of Nevada

28 NOTICE OF PENDENCY OF ACTION

# Exhibit B

Exhibit B

Inst #: 201111140000650

Fee: \$19.00

N/C Fee: \$0.00

11/14/2011 09:11:02 AM

Receipt #: 975789

Requestor:

PHUOC TRAN

Recorded By: SCA Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

(3)

RECORDING COVER PAGE

Must be typed or printed clearly in black ink only.

APN# 176-20-110-158

11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assessorprop/ownr.aspx>

TITLE OF DOCUMENT (DO NOT Abbreviate)

NOTICE - of - LIS PENDENS - AFFECTING  
REAL - PROPERTY

Title of the Document on cover page must be EXACTLY as it appears on the first page of the document to be recorded.

Recording requested by:

PHUOC - TRAN

Return to:

Name XONICA - LEE

Address 8702 - NIGHT SWIM

City/State/Zip Las-Vegas-NV 89113

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly---do not use page scaling.

Case 2:11-cv-01583-JCM -PAL Document 1-2 Filed 09/29/11 Page 3 of 4

Electronically Filed  
08/30/2011 03:39:15 PM

*Alice B. Johnson*

RECORDING REQUESTED BY: Plaintiff: Monica Lee  
AND WHEN RECORDED MAIL TO:

CLERK OF THE COURT

LISP

Monica Lee (in pro se)  
5402 Night Swim Ln  
Las Vegas NV 89113  
702-338-1902  
Antony706@hotmail.com

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DISTRICT COURT  
CLARK COUNTY, NEVADA

MONICA LEE, an individual,

Plaintiff(s)

vs.

BAC HOME LOANS SERVICING, LP;  
MERSCORP, INC., a Virginia Corporation,  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. a subsidiary of MERSCORP,  
Inc., a Delaware corporation; FEDERAL  
NATIONAL MORTGAGE ASSOCIATION;  
RECONTRUST COMPANY; AND DOES  
individuals 1 to 100, Inclusive; and ROES  
Corporations 1 to 30, Inclusive; and all other  
persons and entities unknown claiming any right,  
title, estate, lien or interest in the real property  
described in the Complaint adverse to Plaintiff's  
ownership, or any cloud upon Plaintiff's title  
thereto,

Defendants.

CASE NO.: A-11-647394-C

DEPARTMENT: V11

NOTICE OF LIS PENDENS

AFFECTING REAL PROPERTY

NOTICE: THIS LIS PENDENS IS EFFECTIVE UPON  
SERVICE OF THE PARTY REQUESTING SAME  
WHEN ISSUED AND AGAINST THE OTHER PARTY  
WHEN SERVED, AND SHALL REMAIN IN EFFECT  
FROM THE TIME OF ITS ISSUANCE UNTIL TRIAL  
OR UNTIL DISSOLVED OR MODIFIED BY THE  
COURT. DISOBEDIENCE OF THIS LIS PENDENS IS  
PUNISHABLE BY CONTEMPT

TO: ALL INTERESTED PARTIES

NOTICE IS HEREBY GIVEN pursuant to NRS Chapter 14, NRS 125.220, and NRS Chapter 608, that there is currently pending in the Judicial District Court.

The action which affects the Title to a specific parcel of real property and the right to lawful possession of the same, the property location is:

9168 Wine Cellar Avenue, Las Vegas NV 89148

NOTICE OF PENDENCY OF ACTION

Case 2:11-cv-01583-JCM -PAL Document 1-2 Filed 09/29/11 Page 4 of 4

1 And of which the legal description is as follows: APN# 176-20-110-158  
 2

3 **MINING EST PHASE 1 LOT 158, Flat Book 128, Page 25, Block I and by  
 Certificate of record on 9/08/2005 in Book 20050908 as Inst. No. 04369  
 all in the office of the County Recorder for Clark County, Nevada.**

4 and which is identified in the complaint of this action.  
 5

6 The property affected by the action is located in the County of Clark, Nevada. The natures  
 7 of the claims are:

- 8 1. Violations of Unfair Lending Practices-NRS 598(D)
- 9 2. Deceptive Trade Practices
3. Conversion
4. Conspiracy to Conversion Related to MERS System
5. Inspection and Accounting
6. Unjust Enrichment
7. Breach of Good Faith and Fair Dealing
8. Injunctive Relief
9. Declaratory Relief
10. Violations of the Fair Housing Act 42 U.S.C. §3601 et seq.
11. Forcible Entry
12. Forcible Detainer
13. Wrongful Ejectment
14. Wrongful Occupancy To Land
15. Trespass

16 **NOTICE IS FURTHER GIVEN that YOU ARE HEREBY PROHIBITED AND  
 RESTRAINED FROM; transferring, encumbering, selling or otherwise disposing of any  
 portion of said real property without the written permission of the court.**

17 DATED this 22 day of August, 2011.

19 Plaintiff Signature(s):

*Monica Lee*

Monica Lee (in pro se)  
 5402 Night Swim Ln  
 Las Vegas NV 89113  
 702-338-1902  
 Antony706@hotmail.com



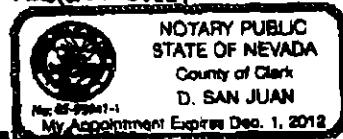
20 I hereby attest and certify on 11/18/11  
 21 that the foregoing document is a full, true  
 22 and correct copy of the original on file in my  
 23 legal custody.

22 CLERK, U.S. DISTRICT COURT  
 23 DISTRICT OF NEVADA

24 By J. S. Clark Deputy Clerk  
 25 Subscribed and sworn to before me this 22 day of August 2011.

26 Signed D. San Juan

27 Seal:



28 NOTARY PUBLIC in and for the County of Clark, State of Nevada

NOTICE OF PENDENCY OF ACTION

